



Ivymount Road, SE27  
Guide Price £650,000-£685,000

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# In general

- Opportunity to put your own stamp on the property
- Family home with great potential
- Chain free
- Three bedrooms
- Tree-lined residential street
- Ideally located for schools and transport

# In detail

A three bedroom family home with the potential to make it your own, now available to purchase on the tree-lined, residential Ivymount Road.

This property offers a promising opportunity for those with a vision for customization. The ground floor features a welcoming front reception room and an open-plan kitchen/dining area that seamlessly flows into a private garden. Additionally, a pantry area adjacent to the kitchen adds practicality to the space. Upstairs, three bedrooms and a family bathroom provide comfortable living quarters. While the property could benefit from modernization, recent updates such as a new boiler and driveway paving offer a solid starting point for renovations. There is also the possibility to both extend to the rear of the property and add a loft conversion, subject to planning and building regulations.

Ideally located for the excellent local schools, this home also provides excellent transport links. Tulse Hill and West Norwood stations are located nearby and provide access into The City via London Bridge and London Victoria. The property further benefits from being only a short journey from Brixton, Streatham, Herne Hill and Dulwich Village, in addition to the ever-improving amenities of Norwood Road.

The property is offered to the market chain free and early viewings are highly recommended.

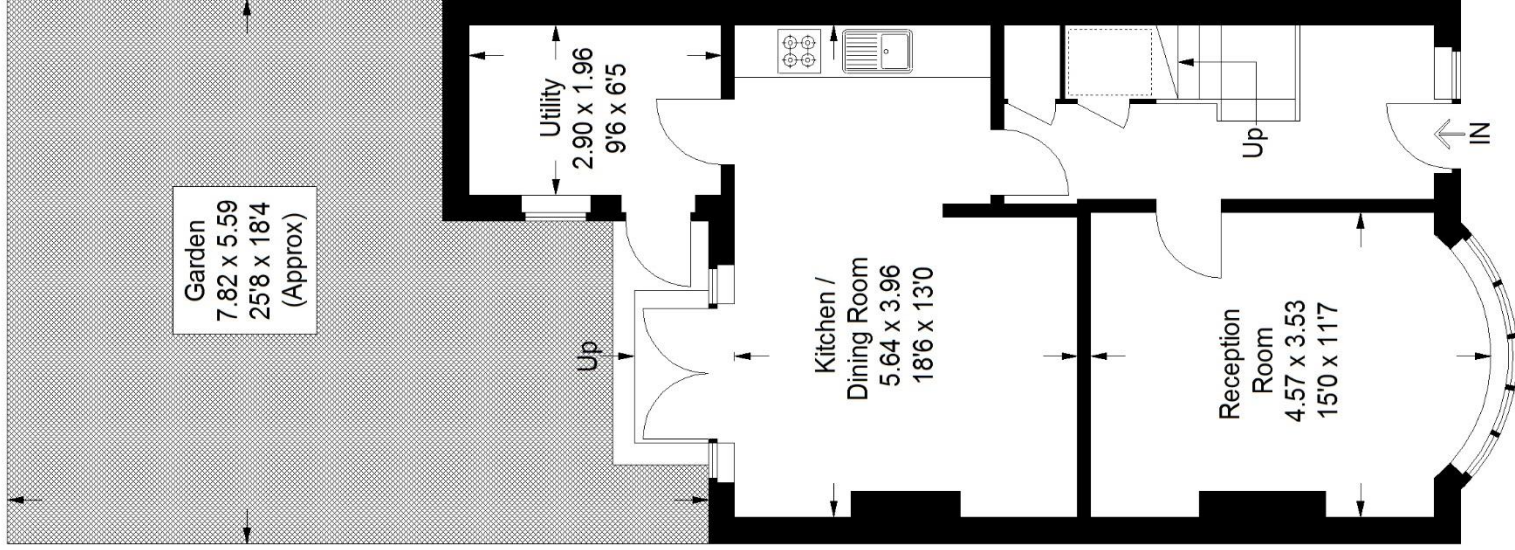
EPC: C | Council Tax Band: E



# Floorplan

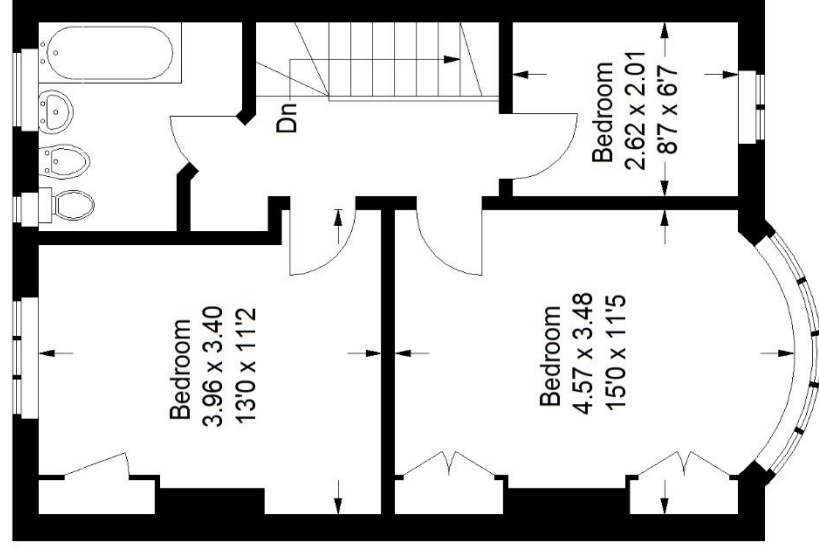
## Ivymount Road, SE27

Approximate Gross Internal Area  
100.0 sq m / 1076 sq ft



**Ground Floor**

 = Reduced headroom below 1.5 m / 5'0"



**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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